Two Notable Addresses

ON

TOWN PLANNING

AND

HOUSING

BY

THOMAS H. MAWSON, Hon. A.R.I.B.A.
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AND

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TO WHOM

Calgary Owes Much

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THOMAS H. MAWSON

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Thomas H. Mawson.

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HENRY VIVIAN

"All we require in connection with the growth of these cities—I would have in mind the development of every city—is a Thinking Centre, charged with reporting and recommending whatever happened within the boundaries of the city; so that those responsible.....may have before them, in the rough, the forecast of how the city ought to grow."

Henry Vivian.

The City of The Plain
And How to Make it Beautiful

A Lecture Delivered Before the Canadian Club, Calgary, on April 9th, 1912, by Thomas H. Mawson, Hon. A.R.I.B.A.

Mr. PRESIDENT AND GENTLEMEN:—

ALTHOUGH it has been my privilege to address your clubs in many centres, I never venture to do so without some misgiving, for I am reminded by Lord Grey that this is a great adult school, composed of your most responsible progressive citizens. This fact alone is sufficient to give one serious pause, but further, I realize that my work as university lecturer has given a critical doctrinaire complexion to my addresses which may suggest an aggressiveness which I do not really intend; indeed, if during my address you feel that this quality is present, I ask you to believe that no one acknowledges more freely than I do the great and ghastly mistakes we have made in the Old Country.

True we are, at tremendous cost and sacrifice of energy, busily engaged setting our cities in order whilst others, seeing nothing, hearing nothing, reading nothing, oblivious to what has for generations been so patent, are repeating our mistakes and laying up trouble which will tax to the uttermost the energies of their children.

If I had to name our greatest error I would say that we have allowed our cities to grow haphazard without plan or forethought. If I had to name the greatest mistake made on the American continent I would say the adoption of the chessboard plan, which, checking all imagination, often ends in dreary, treeless monotony. Both the American and English methods, however, have this in common. They have both to a great extent been developed in the interests of individuals, but let me add that it has always been the apathy of the public, and the absence of a Civic Consciousness which has made this possible. Let me further add that in the old country our trouble has not been with the owners of large estates, or men with ducal minds (not necessarily dukes), but with the owners of small areas. It is only within the last few years that our government, realizing the pernicious effect

of this system, has come to our aid, and even yet the fight for individual rights against those of the community goes on.

These rights, if too rigidly observed, may override the best interests of the community, and feverish anxiety for present gain, blunt all those finer expressions for which our race has always stood. In all this division and subdivision the permanence and solidarity of our cities is often lost sight of, and only that which is for the day and the hour fostered. We are indeed builders of great cities, but are they not built for profit rather than for use, and may it not be truly said that the quality they possess is sometimes spectacular rather than intrinsic? And do they not suggest that "sick hurry and divided aims" of which Matthew Arnold speaks, rather than that noble quality of restraint, refinement and scholarship which characterizes all great art? The present movement for civic betterment, especially in Europe and the United States, has received its impetus from the recognition of two facts:

First, that a city based on the unit of 25-foot lots and 60-foot roadways can never express the virile, living soul of a great city; and secondly, that the enormous and at times crushing indebtedness of our municipalities has largely been brought about by self-styled economists, men who live day by day without any guiding policy, and who can only grasp the necessities of the day. It is always clearing away the debris of these false economists' mistakes which help to pile up our indebtedness.

GREAT OPEN SPACES

I wonder if there are any Scotchmen in Calgary? If there are, you will have heard them speak of Edinburgh. I really don't blame them for their national pride, for Edinburgh is one of the most beautiful cities on earth. This superb city owes its charm to a combination of features which have been woven into a composition with rare artistic genius. This, however, was made possible by the possession of that fine open space known as Prince's Gardens and Prince's Street; and Edinburgh only just missed losing this great asset, for the careful, economical fathers of one hundred years ago proposed to sell this land for building purposes, but before doing so had to get the assent of the House of Lords, who refused it. Please remember this fact to the credit of a much-abused Upper Chamber. I have called your attention to this little incident in Edinburgh's history to show that even city fathers may not always be trusted to do the wisest thing.

In all progressive and well regulated communities, however, there comes a time when national and civic interests take precedence of narrow or private interests. Nay, there comes a time when men without compulsion think spaciously and when even millionaires are inspired and civic consciousness becomes the prevailing atmosphere. This is a phase of development upon which we in Europe are now entering.

Think of the vast tracts of land which, on the Kaiser's advice, have been taken within the municipal boundaries of German cities, and of the profit which has accrued to the communities thereby. Think, too, of John Burns' great Town Planning Act and its natural corollary the taxation of land values, not so much for the purpose of securing revenues, but of fixing values of land needed for public purposes.

To come nearer home, think of those rich men of Chicago who subscribed nearly $150,000 to prepare a plan for the development of their city on hygienic and artistic lines. I discussed this wonderful scheme with Mr. Burnham some time ago, and was told that this sacrifice of money was as nothing compared to the sacrifice of time willingly given to a great movement by the men who would themselves have to bear the greater share of the cost of their scheme whenever it materialized. Chicago deserves to become, and will become, a beautiful city.

So much for the political aspect of city planning. Now for the financial aspect.

Does city planning pay is a question so often asked and answered, that I will only give you three examples by way of comparison.

After the great fire of London Sir Christopher Wren prepared a plan for the city which would have made the capital of the Empire the finest in Europe. This perfectly splendid plan, which had as its crown St. Paul's Cathedral, was turned down by a few short-sighted shopkeepers with the result that we have since spent twenty times as much as Sir Cristopher proposed to spend on mere tinkering and still go on spending huge sums year by year without ever realizing the consummate grandeur of Wren's plans.

At a later date, Houssman, ably assisted by his lieutenants, de la Croix and Alphard, remodelled Paris and, today, a grateful city draws in actual cash 100 per cent. on his outlay, and along with it has the inestimable advantage of a beautiful city. I know you will tell me that Houssman was banished from Paris. That is perfectly true—banishment is the natural way of progression to the "Civic Crown."

LACK OF FORESIGHT

Let me bring you a little nearer home. Two or three years ago the city of New York paid $3,000,000 for a playground for small children in a second-rate district. Fifty years ago Central Park, with its 800 acres, cost just the same sum. In London the properties laid out on generous lines by the great Ground Lords is still rising in value. The surrounding properties, laid out with regard only to the interests of land speculators, are falling in value. In another way, look at what has been accomplished at Port Sunlight by Sir William Lever, who on his own

statement is receiving a handsome return on his investment in the increased efficiency of his workpeople.

So much for the financial aspect of city planning; now for a few principles.

There are three broad principles on which all city builders must proceed, and each is of such vast importance as to deserve a separate lecture. The City Beautiful can only be realized by the due observance of each principle and their proper corelation. I must, however, content myself by briefly stating them and then pass on.

Convenient transit, whether by water, rail, street car, automobile or other vehicle and the proper grading and division of these several modes of transit so as to attain the highest efficiency and therefore least waste of time and energy, forms two-thirds of the anatomy of our subject. In this connection you must bear in mind the rapid evolution of transit.

Hygiene, controlling density of population, provision of ample open space for physical recreation and especially playgrounds for the children, water, and perfect sanitation.

Beauty, or the comely external presentment of the city's life and activities and the correlation of features which individually may be antagonistic. The perfect orchestration, shall I call it, of Nature, Art and Science.

It is to the creation of beauty that I must devote the remaining part of my address, but before I idealize or give a local application allow me briefly to state my position in relation to Art, Science and Nature. It will help you to interpret what I have to say later. I will not speak of great Art, for I realize that the highest is only attainable when great ideas are patent and the prevailing atmosphere is propitious.

EFFICIENCY IS BEAUTY

As to my attitude towards creative and applied Art, I hold that beauty to be real must be inherent and not superimposed; and that every object which is needful and efficient is, at least, potentially beautiful. This is a bold statement, which needs supporting well. What more beautiful thing is there than a yacht in full sail, every part of which is designed with mathematical precision—not to create beauty, but to secure stability and speed. Or take an automobile, as it approaches a greater degree of efficiency so it becomes more beautiful. Or consider such a utilitarian, practical thing as the roof of a railway station. I am sure that Yorkshiremen, if there are any here, will swear that York station is a beautiful one; and Americans will say the same of the Pennsylvania station, New York. Both are examples of steel construction, and both are fine. Your telegraph poles are ugly because they look so inefficient.

In short, ugliness arises from two causes only, inefficiency and waste, and even dirt, as someone has said, if you will but look deep enough, is but matter in the wrong place.

As to Nature, do you remember the story of Linnaeus and his first visit to England, and how when he saw the moorland covered with golden gorse he knelt down and thanked a Beneficent Creator for so great a sight? That is how I feel sometimes.

I recognize, however, that Nature is not always at her best and not always truthful. What is needed is a mind so attuned to Nature as to know when a note is missing and to be able to fit it into its place so as to secure a perfect composition.

The city planner often finds his clients divided into one of these two classes. He is either an intensely practical man who never hears the music of the spheres, or a man who never hears anything else.

Some years ago I had a friend staying with me in the English Lake District. At the time of which I speak my friend was rapidly taking on the airs and manners of a spring poet. He was known to his friends as Bill. On a Sunday morning my friend was particularly depressed, and I, as a good host, asked the reason why, and this was his explanation, "You know my old college chum, Bob Sparks ,don't you? Well, yesterday, I asked him to climb Helvelyn with me. To climb this classic ground was one of the dreams of my life, and as we walked and climbed from tier to tier "trances of thought and mountings of the mind came fast upon me." So that when we had almost reached the top, I rested to write down a Nature poem which would make men forget all about Wordsworth. Just at that moment, when the future of English poetry hung in the balance, my friend Bob, to whose presence I had become oblivious, called out: "I say, Bill, what a God-forsaken place this is!"

To give logical sequence to my address I ought now to speak of Architecture and the art of construction, especially of a great civic centre, the value of street perspectives, focal points and accentuated centres of interest, but as I must say something about parks and gardens I can only stop to tell you that the other day I was asked by Sir Richard McBride what style of architecture I would suggest for the new University of British Columbia. I replied that there could only be one style which could adequately express a seat of learning, and that was the one which was universal and which expressed the most ripened scholarship. Let me say how delighted I am to find in Calgary such distinct evidence of scholarly attainment in some few of your newer buildings. You are showing commendable progress, and judged by the best, you have already reached a high degree of excellence.

TO GARDEN FINELY

But in the creation of a beautiful city one cannot stop at fine architecture. Lord Bacon says: "When the ages have grown to civility and elegence, men come to build stately sooner than to garden finely as if that were the greater perfection."

To quote Lord Bacon again: "God Almighty first planted a garden, and indeed it is the purest of human pleasures without which the works of man are but gross handiworks." How true this is, you people of Calgary must have realized.

I can imagine some of you good folks saying, "These are good sentiments to express in a country where earth and atmosphere are kindly, but how can you secure for us a perfect park or garden in a city like this where winters are long and so severe that only a dozen trees and shrubs can be coaxed to grow?"

May I remind you that the greatest composer has to weave his theme with but an octave of seven notes, and yet he can so play upon your emotions as to make you feel joy or sorrow, love or hate. If he is supremely great he can open the gates of Paradise to you or make you feel the Shades of Hades. But it needs an artist to do it, doesn't it?

"Only a dozen trees?" Well, it isn't as bad as that, anyway, but even if it were I would still say, "You may have beautiful parks and gardens. Confine an artist to one medium, only a lead pencil, a piece of chalk, or fountain pen, or a pan of sepia, and he will give you a picture, but you must first have your artist, who is a master of technique.

If without offence I may be critical I would like to say that I find throughout Canada that you expect men who have no claim either temperamentally or scholastically to be regarded as artists to interpret Nature, and give you a beautiful composition. You expect to reap that which you have not sown. The pity of it is that the more amateurish a work is the more costly it becomes. I suppose I need not further urge the claim of the idealist or the need for a well-considered policy for park development. Economy and common sense alike suggest it. What, then, are the principles on which you should proceed? Calgary is a city of the plain, unscreened either from the storm or summer heat. Surely afforestation on a comprehensive scale (there must be nothing niggardly here) is your first necessity. From forests on the outskirts of the city should be arranged wedges of land narrowing as they approach the city. This is the theory of the thing; in practice you would need to compromise and where the land is more or less developed take what you can get. Still, the idea of a wedge widening as it approaches the forest lands is a good one. Before you can lay out your parks you must first recognize that you have several distinct classes of individuals to cater to.

PLAYGROUNDS

The children, who must have well equipped playgrounds— for the boy without a playground is father to the man without a job. The young men and women, who must have recreational opportunities provided under the best and most elevating conditions. The large number of middle aged and aged who require restful spaces combined with something of the pagentry of Art and Nature.

You have further an increasingly large class who take their pleasures in automobiles and their recreation on horseback, and still another class upon whose shoulders hangs so heavily the work of life that they find no space for conscious contact with Art and Nature, and who must therefore be influenced unawares by lovely boulevards and canopies of green and small town gardens with their touches of color, so that they, too, may occasionally have a green thought in a green shade, and realize some of the affluence of Nature and the goodness of life. And, lastly, you must have those large reservations or forests up to which your city may some day grow, but which, like Hampstead Common or Epping Forest, should be developed to accord with Nature's suggestions.

In designing a park or garden you may adopt a purely architectural or formal plan, an informal layout or a compromise between the two. All are right in their place and under proper conditions. In a garden near the heart of a city, for instance, it would be absurd to adopt curly walks, rock gardens or tortuous shrubberies. It might be equally absurd to tease with architectural shapes a gorge or piece of wild nature. The real skill is in knowing when Art should play first fiddle and when she should be relegated to a muted string.

Whether Art or Nature predominate, our inspiration must be drawn from Nature: it is here we get our sense of scale and proportion, of mass to detail, of relative colors and the affluent way in which Nature paints her pictures. Here is the fount where we gain our best conception of symmetry and harmony, law and order, and that other quality needful to the gardened soul, Mysticism.

Just one word more. In every erection, whether of entrance, band stand, shelter, or bridge, avoid suggestions of slaughtered Nature which you find in rustic work. You are no longer in the back-woods or on the wild prairie, but in the centre of educated activities. Express this fact in your park architecture.

THE CITY LOVABLE

"To make our city lovable we must make it lovely," is the motto of the American Women's Civic League. Before this can be done we must awaken in the soul of the citizen a high desire for civic art, an art which is so practical as to be utilitarian first and art after. This dormant pride can only be aroused by setting before the

plain citizen, John Smith, a tangible vision of what your city is capable of becoming. And this can only be accomplished by the careful preparation of a comprehensive policy showing a great ideal towards which he may gradually work as opportunity and finance permit.

To paraphrase a saying of Mr. Charles Mulford Robinson: "This dream, pictorially presented, showing what your city should be and may be, will be a special inspiration to those professions of the Fine Arts upon which the beauty of the city ultimately depends. There is not a city councillor or an architect of spirit who will not feel a new incentive when he thinks that he is directing or planning buildings that are a part of the city of the future. Not a landscape gardener who will not plan with greater care, because of the vision. Not a sculptor who will not throw himself more devotedly into the modelling of the civic monument that is to be the city's ornament. Likewise the man of culture; engineers, surveyors, professors or workers—the men who give commissions and those who execute them—all will feel the spur of the dream, the hope and the goal."

You, Mr. President, have asked me to give you practical details. I fear that all I have done has been to prove to you that I am an idealist. The late Dr. Joseph Parker, of the City Temple, London, in one of his inimitable three-minute sermons told his hard-headed congregation of city magnates that he had just met the most practical man he had ever spoken to. He was an idealist. Since I came into your city I have done nothing but build castles in the air; but, as Emerson says: "That is where they must first be built. Prove your practicability by building foundations under them." This is how you might begin:

Your immediate privilege and present duty to posterity is to evolve a great plan providing for the assured development of your city, on hygienic and aesthetic lines; your second to prove to John Smith the practicability of your idealism by presenting your scheme to him in pictorial form with connected plans and by propaganda in which your women folks must take a part. You may not agree to give them a vote, but if you really wish your city to become beautiful you had better ask their help. (Applause).

Meanwhile establish a nursery where you may experiment and grow the vast quantities of trees which you must plant if your city is to appeal to permanent residents, and then secure every acre of land you can purchase on the outskirts of your city and plant quickly with young trees of proved hardiness. Secure every strip of river bank still available, and don't forget the children's playgrounds; but, above all, be aye stickin' in a tree.

"Be aye stickin' in a tree, Jock, it will aye be growin' while ye're sleepin', Jock."

How to Apply Town Planing to Calgary

An Address Delivered on September 17th, 1912, by Henry Vivian, Former M.P. for Birkenhead, Eng., at a Complimentary Dinner, given in his honor, His Worship, Mayor J. W. Mitchell, presiding.

Mr. MAYOR AND GENTLEMEN:—

FIRST I thank those responsible for inviting me here tonight, for the great compliment they paid to me, and you, gentlemen, for the very kind way in which you have received me. This is, as your mayor has stated, my second visit to Calgary. I was here about two years ago, at the invitation of the then Governor-General, Earl Gray, to talk on this question, he knowing I was interested in it in the Old Country I am now paying a visit to some of the cities I visited at that time to see what progress has been made. Undoubtedly progress has been made in a great many directions, more particularly in population, in several of these cities. I think I then said, Mr. Mayor, I looked forward to calgary having 200,000 of a population in fifteen to twenty years. I believe you have already cut off 30,000 in two years. I was a pretty good prophet in regard to the size of your population. (Laughter).

With regard to the question of town planning, I think it is also true to say that Canada has made considerable progress during the two years that have intervened between my last visit and today. It is possible that one might not be able to see it in practice, in the actual towns themselves, as two years, after all, is but a comparatively short time in the life of a nation. Though there may not have been any practical steps taken in many of the towns of Canada, yet I am satisfied there has been a great deal of talk on the question during those two years. Large numbers of people are realizing the importance of the issue and in several of the towns I have visited, plans are being prepared for the improvement of the towns and cities on what are called "town planning lines." I have been more impressed by that this time than I was on the last occasion.

FINELY SITUATED

I have come through from Montreal, and it is difficult o find any city in Canada that has not a magnificent osition for the development of something, of which we hould all be proud. You come right through from Mont- eal to Ottawa, on to Toronto, then on to Saskatoon, hrough Edmonton, and from there to your own city of Calgary. All these cities are finely situated for the pur- ose of making out of them magnificent organizations of uman beings for the development of all that is worthy n human nature.

First of all, Mr. Chairman and Mayor, I would like to say that those of us who are interested in city planning would like people to take a wide and comprehensive view of the term. That it does not merely mean better houses, or the providing of parks or playing sites for the poor, or the provision of bold arteries and main streets. It is true it includes all these, but town planning, in its widest sense, is nothing more or less than the science of city development. We see no reason why cities should be left to grow practically without order, and without some scientific attempt being made to adapt the growth of the city to the real needs of the people. The truth is, I suppose, that our control over the resources of wealth individually has grown more rapidly than the civic or corporate spirit has grown.

A THINKING CENTRE

Take, for instance, any city in Canada. I suppose it will be true to say that the bulk of the people are given merely to improving their own fortunes. I am not saying anything against that, but I believe there is a great mass of men who centre most of their energy on that object, and it remains for a later time for us to have the civic support that will enable us to order our towns wisely and rightly. But unfortunately, Mr. Mayor, we have made too many mistakes. All we require in connection with the development of cities—I would have in mind the development of every city—is a Thinking Centre, charged with reporting and recommending whatever happened within the boundaries of the city, so that those responsible, whether it be the city council or whatever authority, may have before them, in the rough, the forecast of how the city ought to grow, so as to provide for the future needs of the city.

I see no reason why we should throw the best brains of the community merely into such questions as the development of industries, leaving the development of cities for the fag-end of our intellects. (Applause). And, in my opinion, the building up of a city is as vital to the healthy development of the people as the building of factories of any kind. (Applause). In my opinion the building of the city will be found in the long run, to be the principal industry, not the secondary. And, as for the

sense of town planning, I assert that we ought to get the services of not the second best, but the best that the community has to give for purposes of this kind.

EFFICIENCY

With regard to one or two practical points, in order to illustrate what I have been talking about, we will look at it from different viewpoints. Could anyone say that the average city in Canada—or any other country for that matter—could anyone say when one looks back for fifteen or twenty years, that our city has been so developed as to enable its citizens to work in the most efficient way at their business? We can see in every direction waste as the result of lack of forethought. We have had that experience in the Old Land in practically every town that I know of. We are today spending large sums of money taking down buildings that have only been erected during the last fifteen or twenty years, and using the ratepayers' money. Taxpayers' money is being spent in enormous sums undoing the mistakes that are not fifteen or twenty years old, because there was no "Thinking Centre" charged with loking ahead with regard to the needs of the city.

Indeed it is going on today in the Old Country, and I can see myself where money is being spent in the Old Country in the erection of buildings, paying frontages on main streets, that I absolutely say must be taken down in the next ten years, because there is no "Thinking Centre" charged with planning that area, and no responsible person to see that the plan is carried out. In other words, everyone is minding his own business, and I have no doubt but you have the same difficulties in the cities of Canada on a smaller scale than in England. No one attending to public business!

Let us take the cities of Canada. Take Montreal; You see mistakes being made there. Look at Toronto; I believe the widest street is 66 feet. They have already discovered that 66 feet is quite inadequate for the purpose of traffic in the city of Toronto. I believe your width here in 66 feet, if I mistake not. I may be wrong about that, but I am most certain I am right when I say that you will all regret that the streets were not twice as wide as you have them today! (Hear, hear.)

WIDEN THE STREETS

But Calgary is still young, and it is possible, therefore, to prevent the development in the wrong direction going too far. I want to emphasize that. The value of Calgary as an industrial centre, as a trading centre, as a manufacturing centre, will be affected immensely by the question as to whether your streets are so laid out as to secure that both population and material should move from point to point in the quickest possible way, with the least expenditure of energy, and the least cost; and surely that is one of the functions that the city should take upon itself. That is a function that cannot be taken by an

ndividual; it must be taken charge of by an authority esponsible for the whole of the city, also an authority hat has a continuous life. The individual is in business o make a fortune—at least something approximate to it. He is in business to enhance his own interests. The individual's is not a continuous life. Some central authority should be charged with the continuous responsibility for unfolding the development of the town. Not only do we want it for the city proper—we want it for the areas beyond.

We have found in the Old Country—although I believe Calgary extends its suburbs out—one of our difficulties in the surrounding areas. Take London for example. To take the surrounding areas they must spend large sums of money to connect them with the bold arteries of the inside city; and I say, therefore, that the authorities should not only have a plan for the inside city before them, but a rough sketch of the area beyond, so that when the time arrives that the inside extends so as to include that area, it will come into harmony with the city that has already been developed.

GERMANY AS EXAMPLE

The Germans have undoubtedly led us in that respect. You can go into almost any town hall in any important city in Germany and you will find the very thing I am talking about in existence there. I myself have been in the town hall of the city of Frankfort, and there you will see plans, Mr. Mayor, showing how Frankfort has got to unfold itself for the next fifty years! Frankfort is a great city. Frankfort has added over 250,000 population in a comparatively few years, and it will add enormously in the next few years. In the town hall you will see market gardens already planned out, and many important sites selected for public buildings, reclaimed ground, and all that sort of thing. There is no doubt that that is partly due to scientific German mind. I don't suppose that we can fully come up to the standard set by the German Cities, but undoubtedly we can take great steps in the direction in which they have gone, more particularly in regard to our main arteries.

I would plead, therefore, for the central thinking authority for the purpose of laying out this main artery connecting up the suburbs with the city. Owing to the absence of such a plan you have enormous wastes on secondary roads. My own view is, that in regard to purely residential roads, 66-foot thoroughfares are quite unnecessary, and that a lot of money is wasted in macadam that could be turned into gardens or lawns for the beautification of the city; and the roads leading to the main arteries would be termed secondary roads.

PEACE AND QUIET

We have made a great feature of that in Hampstead, a suburb of London, with a population of about 30,000

people. We have made a special effort in these minor roads, to get the little children away from the danger zone where they will not be run over, and to keep peace near the residences of people. I am confident there is a great deal in that, the peace of mind and comfort that a man enjoys when he is far away from the heavy traffic. Let us take the motor traffic. I don't speak of the pleasure motorer or the business motorer, I refer to the motor for carrying produce. I don't know how far that has made headway in Canada, but it is certainly making great headway in the Old Land. There are trolleys being run by motor, and timber is being carried by motor instead of using horses, until your main roads, are, after all, practically for the carrying of produce. If you are to have peace in your residence, you must get away from this.

FACTORY SITES

So much in regard to that, and I think it might be carried a little further, in connection with the placing of our factories. I see no reason, myself, why factories should not be located by the authority responsible for the growth of our towns. They would be absolutely located in close connection with your present facilities. You, yourselves, frequently, no doubt, there being no plan of development, find the areas which should have been used for factories, are built up by perhaps residences or perhaps by something else which is not suitable for the neighborhood, leaving factories to develop in a less suitable quarter of the town, which makes the cost of production more.

And now I would make an appeal for the support of this security of property. I know it is sometimes said that Town Planners are people who want to ride roughshod over the interests of others regardless of the private rights of the individual, and that their plans would be in a direction of injuring property. I want, Mr. Mayor, to enter a very strong protest against that view. Indeed, I ought to reverse the argument and to say that on the whole, that rational town planning, instead of being detrimental, will really serve to add security to property itself. A man lays out $5,000.00 or $10,000.00 on the cost of a house somewhere near Calgary or Edmonton or anywhere else. Without order or properly laid out regulations, without some central control laying down the rules of the game, he has absolutely no security that a stencil factory would not be located within 100 feet or a gin palace would not be located there or a lodging house. A man may spend $10,000.00 for a home and at the end of five years his place is ruined because there is no order or general control. I say, therefore, that well-regulated town planning and city planning would, in the main, tend to secure property, rather than to injure it. (Applause.)

OPEN SPACES

With regard to another aspect of it—provision of open spaces. People may ask why they are presented separately. They are only presented separately because it is natural to deal with them in that way, there is a very close connection between them. I think the city is not fulfilling its duty unless it lays down rules of the game so as to ensure for us practical parks in all parts of the city so as to develop the stamina and health of the people who have to live there. In the long run the future of Canada, just as the future of England, or any other country, depends upon the stamina of the great masses of its population. There is no getting away from that. We all may make hurried fortunes in five or ten years, but the final test is really the health of the people, and it is that test that we Town Planners ask shall be applied.

You want all these things in Calgary at the present moment. When you have 300,000 or a million people, you then begin to realize the injury inflicted on the large mass of people, or the failure to prepare the necessary conditions for a healthy city. That is why I believe that Calgary, Edmonton and Saskatoon should secure plans so that they may unfold themselves for the advance in the way of population. You will, in the time that is to come, have all these for a life-giving city, rather than a crowded city that has been so common in the old world.

BEAUTIFUL HAMPSTEAD

In regard to one other aspect. I think we want to think of the whole nation. And I believe we cannot ever reach the matter of the individual living in a beautiful city, without making everything beautiful around him. Perhaps I may be permitted in this matter to refer to our experience in the Old Country. I mention Hampstead, one of the suburbs of London. I have been struck by the intense appreciation of the beautiful by the people who have lived there for a year or two, and, Mr. Mayor, I believe that the people who have been living in that suburb for two or three years, would be absolutely miserable if they were transferred to the ordinary, dirty working-class dwelling or to the average poor city of the old land. I am not at all sure if they wouldn't turn anarchists! There you develop people in places of that kind, and they become acclimated to the beautiful, and when you place them in a poor section they shrink from it. Surely, Mr. Mayor, that means a great advance in human nature, in human intelligence, and also in imagination; and I would further say that this question of the development of our cities is very closely related to another task we have had in the British Empire. The British Empire is founded on representative government, called the principle of democracy. Here in Canada you have that very self-same thing.

Now, Mr. Mayor, this Empire depends upon the outlook of the average man. It does not depend merely on great statesmen like Laurier or Borden, Asquith or Balfour. They may be all born statesmen and at the head of the nation, but the future of the Empire depends, as I say, and I repeat it, upon the outlook of the average man all over this Empire. If he is to be equal with the average who has responsibility as a founder in that Empire, he must have imagination. He is not in any fit condition, as a matter of fact, to express an opinion at the ballot boxes on great national issues and consequently great Imperial issues, unless he has had his imagination cultivated, because the whole thing implies developed imagination. I say, Mr. Mayor, in the average city, more particularly in the working class quarters, is where this imagination should be developed. If you wish a city beautiful in connection with this city, you have there—as it were—you have there the development of the imagination that will widen and greatly include, not only great national questions, but questions on Imperial outlines. If you do not develop his imagination, you will find his stamina dwarfed, which undoubtedly means unfitness for the great responsibilities for the future of the Empire. I would say that this question is not merely a question of developing the imagination, but has a bearing upon character and upon outlook and general conditions under which the average man lives in our great city of today.

TENEMENT DWELLING

And may I just urge this point in conclusion, that we in our cities should not, Mr. Mayor, accept the principle of tenement dwelling for the ideal home. You may not be able, in a generation, Mr. Mayor, to see the effect of these upon the individual character, and that is one of the difficulties of this great question of city development. You must take the long view, and you have to calculate what will be the effect on a certain man, not tomorrow, but in generations to come; and so with regard to this question of tenement dwelling. You are not able to see the effect of existing home life on efficiency merely in one generation. I have seen in London, during my twenty-five years of very close contact with London life—more particularly among the working classes—I have seen enough to enable me to conclude that the effect of the tenement dwelling upon efficiency is very bad indeed. The sturdy laborer who comes up from the country with all the energy country life gives to him, may be able to last through it, and you don't see much difference in his efficiency. (Perhaps I may be able to speak from personal experience. I came up from the country and found myself in difficulty. I have been through the mill.) You at once begin to see the effect upon the children. You transfer a family from the country into the city, there the laborer himself is able to go through with his day's work year after year and earn his money, and you don't

see much injury to his physical strength or his stamina. No doubt it is there. If the bulk of his work is outdoors, it helps and the unhealthful tenement doesn't count for as much as if he had not that outdoor life. Take the shoe operative or clothier, it begins to tell pretty soon on the workman himself, but not to the full extent.

THE WOMAN PAYS

The full extent falls on the wife, and later on the children, and if you take three generations, then you have got the full effect. You have got the little measly, niggardly type of growth, unfit both physically and morally as well—a veritable weed of a man! You cannot see these things in one generation.

When you begin to get cramped, what happens? You begin to go up instead of spreading out. You may not see it in the first generation, but I believe that the working people brought up in the tenement house, must in the long run, spell disaster.

First of all, take individuality of character. The British race, what has made it so strong as it is in the world, is its strong individuality of character. Our German is scientific, but he lacks individuality. I believe, Mr. Mayor, the future of our Empire and the future of our race depends upon our preservation of those conditions that make for the retention and the strength of that individuality, and upon that our future really rests. The individual home, the individual family, the individual brought up in home, and the association of home life—upon that all our success depends! Why, I remember in my boyhood days in our old village home in Devonshire, I used to have an individual friend in every apple tree and most of the gooseberry bushes. It is in these one thousand and one ways that you nurse all individual responsibility with life.

NO PLAYGROUND

Take the child of the tenement house, what has he? The landing stage at the top of the staircase for a playground. To transfer the individual workman and his family into three rooms, the fourth floor up, does it have no effect upon character? Can you have the same kind of race? No, I am sure you cannot.

I say, therefore, Mr. Mayor, not only for the reasons I have given, first of industrial efficiency and for health and beautification in the interests of our race, so that we may nurse cities and this kind of character, we want to handle this problem of City Planning in such a way to draw out our imagination and for the teaching of individuality.

I would make my last appeal, Mr. Mayor, to the business men of cities of this kind. I would make an appeal to the most able of our business men, not to think

that this question has nothing to do with them. In my opinion, Mr. Mayor, the man who is making his fortune in a city like Calgary has not done his share of the work when he has merely made his fortune out of the city. He owes some service, some work or duty to the city out of which he has been able to make his money. I would make an appeal to him to do that duty, as well as his private one, and give his services to health and beautification. Patriotism has been required on the battlefields of Waterloo and battlefields of that sort. I trust the day is very far distant when we will be required to have battles like that again; but there are battlefields at home where we can all render service to the city and community around us. I would appeal for that co-operative effort on the part of the whole of the citizens, and I would appeal to the public support of the most capable and successful of the citizens to go through with this work. Co-operative conscience is essential to a healthy national and municipal life.

We would not be able to reach the highest standard of civilization unless side by side with our material aims we draw out and cultivate and nurse the co-operative spirit. This spirit draws out of every individual a feeling that he owes his community something. You won't get any Victoria Cross for this kind of patriotism—patriotism that demands time and all that—but I believe in the long run, that kind of patriotism which has expressed itself in better sewerage schemes for towns, the planning of streets and open spaces for children, women and men, the securing of healthy home life—that these are the many different ways of expressing our patriotism. I would appeal for that kind of patriotism in Calgary. I believe, Mr. Mayor, that patriotism is forthcoming, and that Calgary will be a city of which we all be proud; and I believe those who have taken part in building it up will, in years to come, look back with pride to the little contribution they may have made towards it.

TOWN PLANNING

"City Planning simply represents the attempt of the community to control city development with a view to providing Health, Convience, and Beauty."

Raymond Unwin.